

Mottville Rd. Bristol, IN Project

4/15/25 MEETING

Summary

Location

Layout

Look and Feel

Amenities

Rent Rates

TIF Revenue Projection

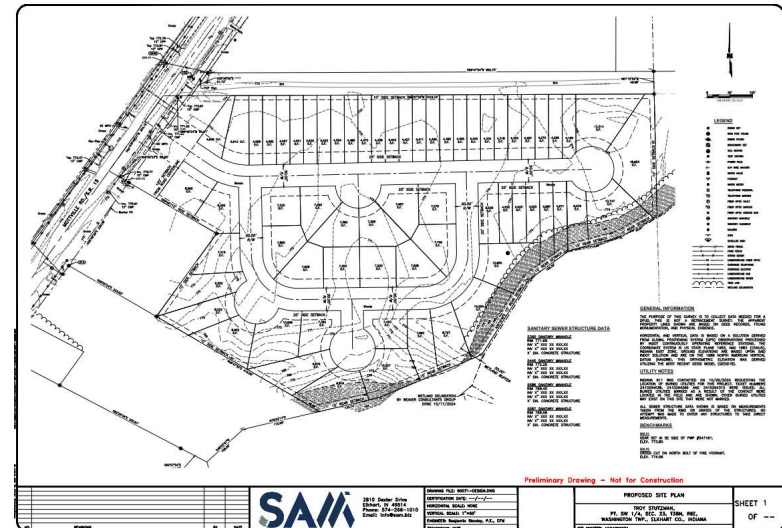
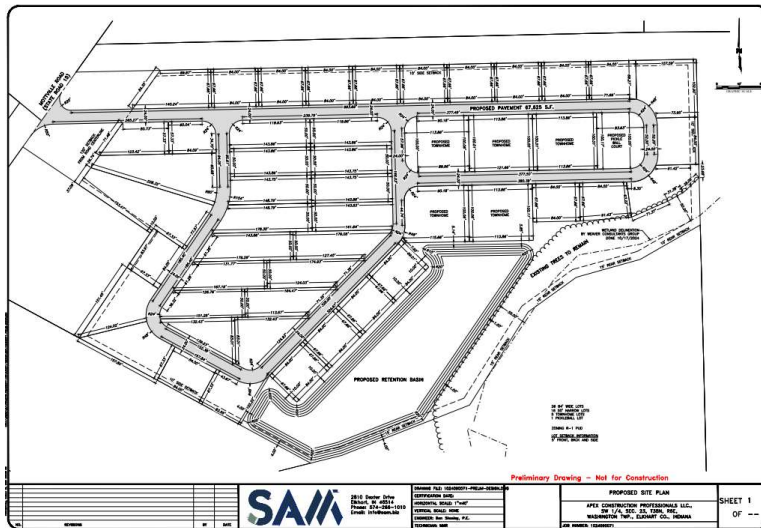
Financial Partnership

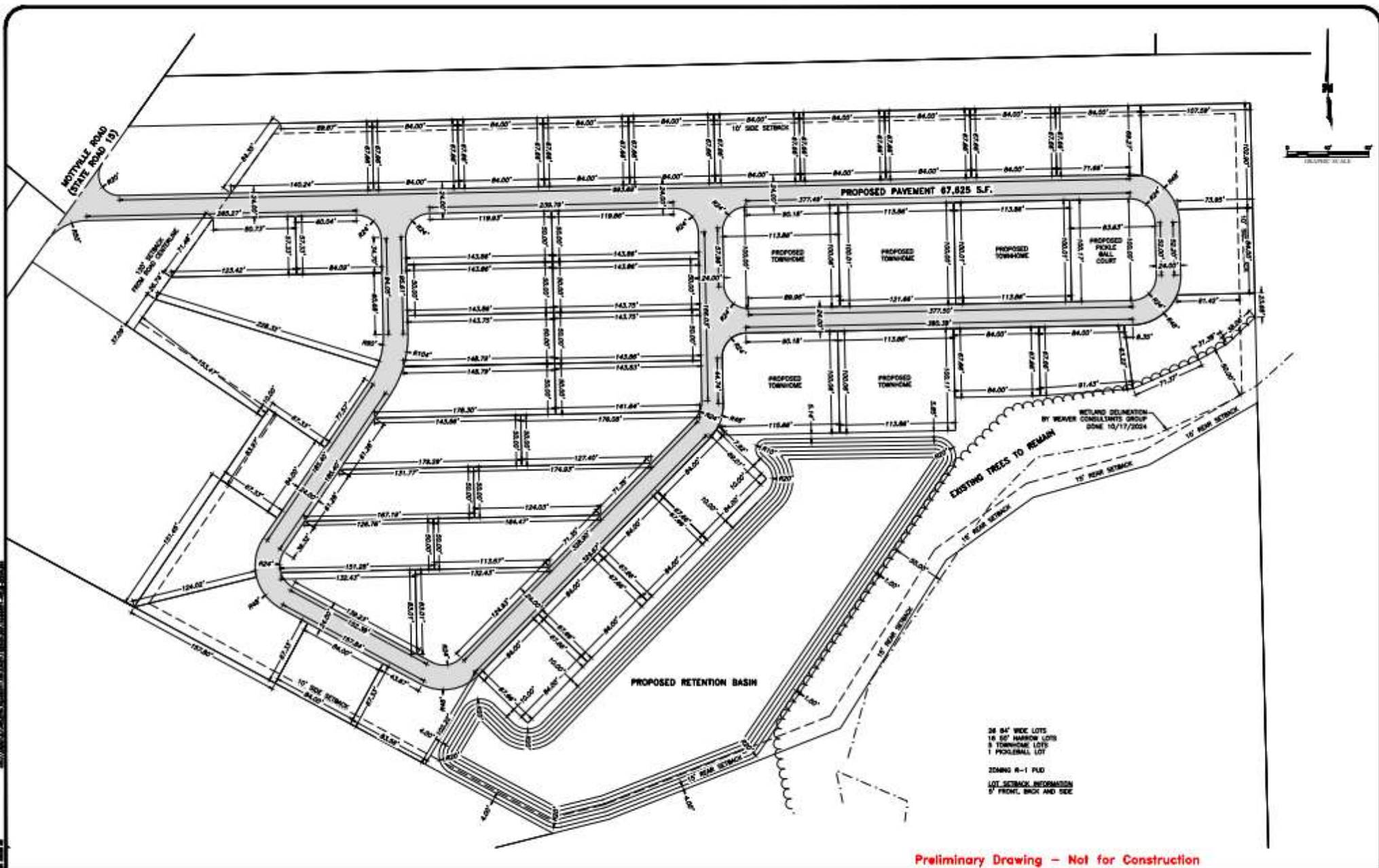
Mottville Road Bristol, IN | 14.88 Acres
Parcel ID: 20-03-23-377-006-000-31



Layouts

Over the past several months, we've carefully evaluated how to best utilize this land to **benefit the greatest number of community members**. After exploring multiple options, we've worked with SAM and developed **two layout concepts** that balance function, livability, and long-term value. This presentation will walk through those options and highlight why thoughtful layout **design plays a crucial role in creating a connected, efficient, and welcoming neighborhood**.





Preliminary Drawing - Not for Construction

NO.	REVISION	BY	DATE

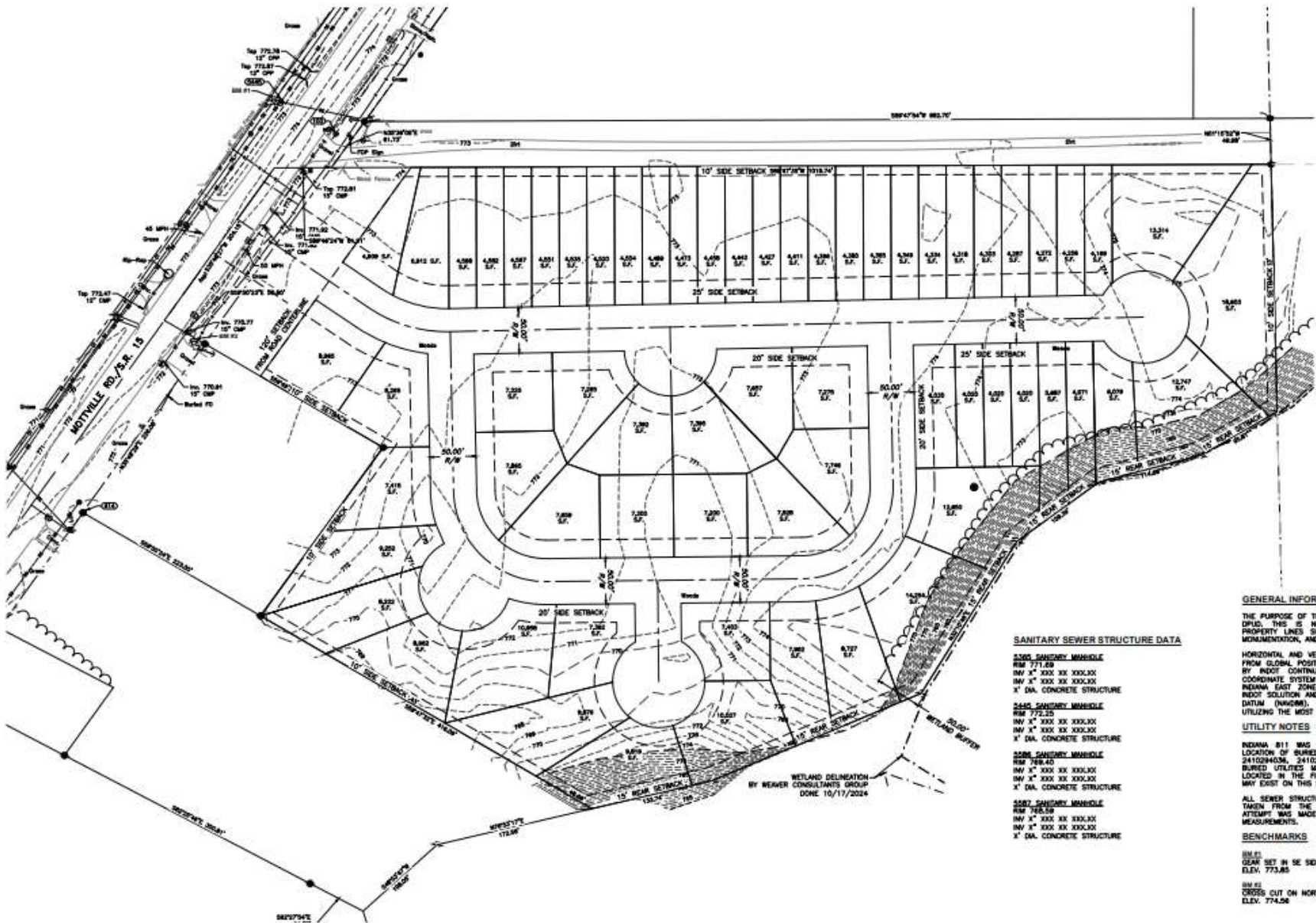
SAM
 2810 Dexter Drive
 Elkhart, IN 46514
 Phone: 574-266-1010
 Email: info@sam.biz

DRAWING FILE: 1034090071-PRELA-DESIGN-03
CERTIFICATION DATE:
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: NONE
ENGINEER: Ben Shesley, P.E.
TECHNICAL: MMR

PROPOSED SITE PLAN
APEX CONSTRUCTION PROFESSIONALS LLC., SW 1/4, SEC. 23, T38N, R9E, WASHINGTON TWP., ELKHART CO., INDIANA
JOB NUMBER: 1034090071

SHEET 1
OF --

LAYOUT OPTION 1 | Approx. 54 Doors comprised of 44 single family and 10 townhomes



LEGEND

- BENCH MARK
- BOX POLE FOUND
- BENCH MARK SET
- BOX MANHOLE
- BOX SIGN
- FORM POLE
- GUY WIRE ANCHOR
- WIRE MARK
- HUBBARD
- WIRE MARK
- TELEPHONE FEDERAL
- TELEPHONE OWNER
- FORM OPTIC WALL
- FORM OPTIC WINDOW
- FORM OPTIC WINDOW W/
- SANITARY MANHOLE
- SANITARY CLEANOUT
- MANHOLE
- AVIATION SIGN
- WOOD FENCE
- FARM FENCE
- FENCE BEYOND
- UNDERGROUND FIBER OPTIC
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRIC
- UNDERGROUND WATER
- TRAIL LINE
- WETLAND DELINEATION

GENERAL INFORMATION

THE PURPOSE OF THIS SURVEY IS TO COLLECT DATA NEEDED FOR A DEED. THIS IS NOT A RECONSTRUCTION SURVEY. THE APPLICANT PROPERTY LINES SHOWN ARE BASED ON DEED RECORDS, FOUND MONUMENTATION, AND PHYSICAL EVIDENCE.

HORIZONTAL AND VERTICAL DATA IS BASED ON A SOLUTION DERIVED FROM GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS PROCESSED BY REAL TIME CONTINUOUSLY OPERATING REFERENCE STATIONS. THE COORDINATE SYSTEM IS US STATE PLANE 1983, NAD 1983 (CONUS), INDIANA EAST ZONE. GROUND ELEVATIONS ARE BASED UPON SAID REAL TIME SOLUTION AND ARE ON THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD83). THIS ORTHOMETRIC ELEVATION WAS DERIVED UTILIZING THE MOST RECENT GEOID MODEL (GEOID18).

UTILITY NOTES

INDIANA 811 WAS CONTACTED ON 10/29/2024 REQUESTING THE LOCATION OF BURIED UTILITIES FOR THIS PROJECT. TICKET NUMBERS 241024004, 241024040 AND 241024015 WERE ISSUED. ALL BURIED UTILITIES MARKED AS A RESULT OF THE CONTACT WERE LOCATED IN THE FIELD AND ARE SHOWN. OTHER BURIED UTILITIES MAY EXIST ON THIS SITE THAT WERE NOT MARKED.

ALL SEWER STRUCTURE DATA SHOWN IS BASED ON MEASUREMENTS TAKEN FROM THE RIMS OR GRATES OF THE STRUCTURES. NO ATTEMPT WAS MADE TO ENTER ANY STRUCTURES TO TAKE DIRECT MEASUREMENTS.

BENCHMARKS

- BM #1
GEAR SET IN SE SIDE OF PWP #547161.
ELEV. 773.85
- BM #2
CROSS CUT ON NORTH BOLT OF FIRE HYDRANT.
ELEV. 774.58

SANITARY SEWER STRUCTURE DATA

- 3300 SANITARY MANHOLE
RIM 771.68
INV 1" XXX XX XXX.0X
X' DIA. CONCRETE STRUCTURE
- 3445 SANITARY MANHOLE
RIM 772.25
INV 1" XXX XX XXX.0X
X' DIA. CONCRETE STRUCTURE
- 3286 SANITARY MANHOLE
RIM 768.40
INV 1" XXX XX XXX.0X
X' DIA. CONCRETE STRUCTURE
- 3287 SANITARY MANHOLE
RIM 768.58
INV 1" XXX XX XXX.0X
X' DIA. CONCRETE STRUCTURE

WETLAND DELINEATION
BY NEWEY CONSULTANTS GROUP
DATE 10/17/2024

Preliminary Drawing - Not for Construction

NO.	REVISIONS	BY	DATE



2810 Dexter Drive
Elkhart, IN 46514
Phone: 574-286-1010
Email: info@sam.biz

DRAWING FILE: 90071-DESIGN.DWG
CERTIFICATION DATE: --/--
HORIZONTAL SCALE: NONE
VERTICAL SCALE: 1"=50'
ENGINEER: Benjamin Stanley, P.E., CFM
TECHNICIAN: MAR

PROPOSED SITE PLAN

TROY STUTZMAN,
PT. SW 1/4, SEC. 23, T58N, R6E,
WASHINGTON TWP., ELKHART CO., INDIANA

JOB NUMBER: 1024090071

SHEET 1
OF --

Entry Signage

A neighborhood entry sets the tone for a subdivision because it's the first impression residents and visitors get—it visually communicates the community's character, quality, and style. From the signage and landscaping to lighting and materials, a thoughtfully designed entry can create a sense of arrival, evoke pride of ownership, and reflect the overall atmosphere of the neighborhood



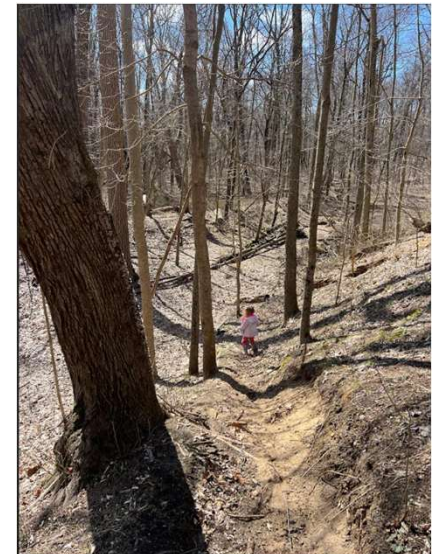
Neighborhood Amenities

Fully Maintained Lawns – Enjoy a beautiful, hassle-free yard with professional maintenance included.

Built-In Sprinkler Systems – Keep your lawn green and healthy with efficient, automated watering.

Multi-Use Dry Retention Area – Designed to manage stormwater while doubling as a flexible community green space for gatherings, play, or relaxation.

Scenic Walking Path – Perfect for daily strolls, exercise, or connecting with neighbors in a peaceful setting.

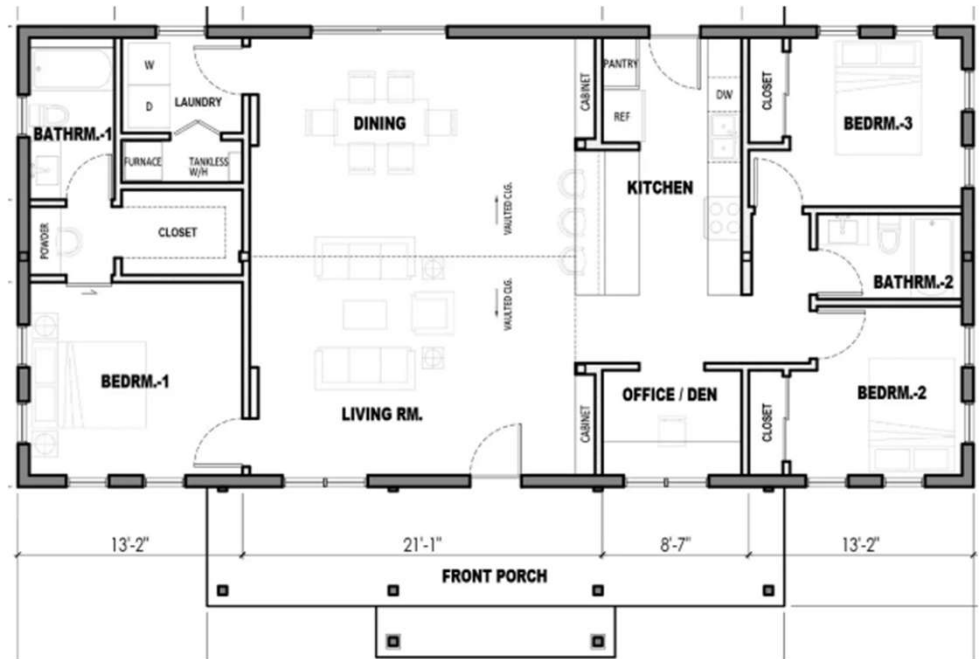


Home Plan Inspiration | Detached Single Family



1,000-1,200 SF main level
500-600 SF finished lower level
Contemporary open concept design
3-4 Bedrooms, 2-3.5 Bath
Laundry
Appliances included

Market Rent Rate Approximately: \$2,500-\$2,850

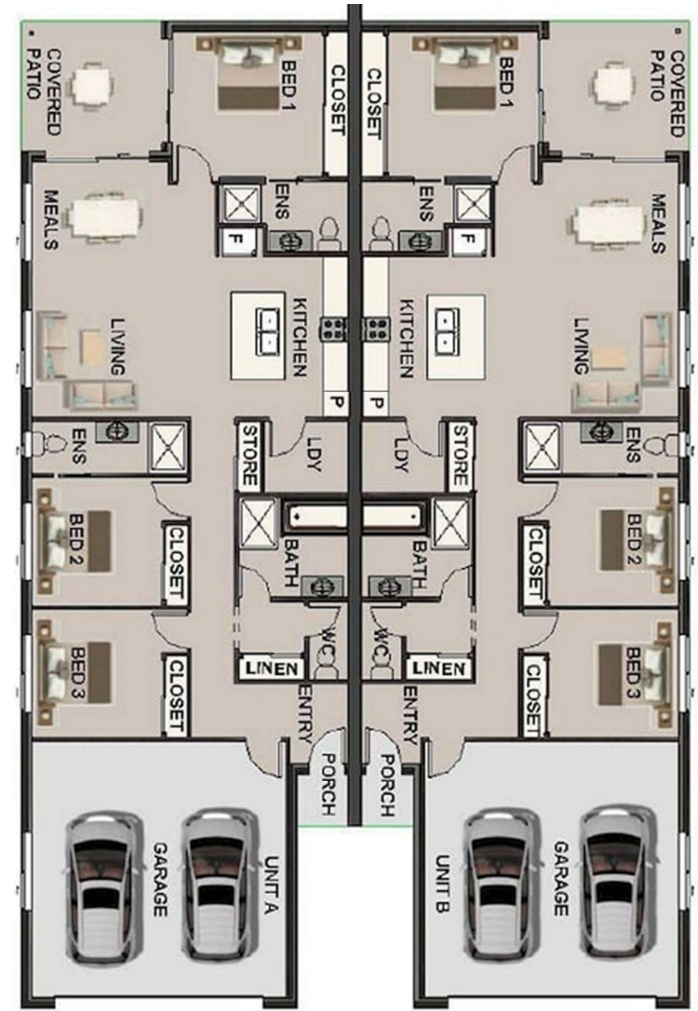


Home Plan Inspiration | Attached Single Family



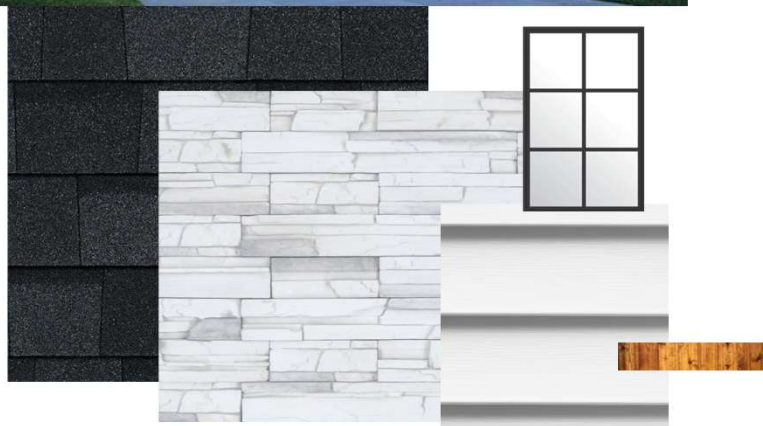
1,000-1,200 SF main level
500-600 SF finished lower level
Contemporary Design
1-2 Car Garage
3-4 Bedroom, 2-3.5 Bathroom
1st floor Laundry
Appliances included

Market Rent Rates Approximately: \$2,300-\$2,600



Exterior Finishes

Contemporary home exteriors often feature clean lines and minimalist design, seamlessly **integrating natural materials like wood, stone, and glass** to create **harmony with the surrounding landscape**. Large windows and open façades invite natural light and blur the boundary between indoors and outdoors, grounding modern architecture in its environment.



Financial Statement

The holding entity will be formed with an investment of a group of local community members who have significant wherewithal along with upstanding reputations. Our financial plan will demonstrate the project to produce excess cash flow and lower the amount of debt financing needed with the inclusion of affordable yet luxury rental homes, designed to meet the growing demand for high-quality, rentals in the area. We are developing a conservative cost structure and a strategic timeline to ensure steady cash flow with investors. Backed by a dedicated team with deep roots in the area, we are passionate about contributing to the sustainable growth in Bristol. With a focus on community enhancement and responsible development, we are confident in both the financial and social value this project will bring to the community, town, and investors alike.

TIF Revenue Projection

Final Updated Development Financial Impact Report (25-Year Projection)

Total Project Cost: \$23,570,000

- Land: \$320,000
- Infrastructure: \$3,000,000
- Construction: \$19,750,000
- Soft Costs: \$500,000

Property Tax Revenue Projection (25 Years)

- Total Homes: 66 (Built in 3 phases of ~22 homes/year)
- Initial Assessed Value per Home: \$300,000
- Annual Home Value Appreciation: 4%
- Property Tax Rate: 2% of Assessed Value

TIF Revenue Summary

- Total 25-Year Property Tax Revenue: \$16,090,500
- Requested Town Investment (Infrastructure): \$2,500,000

ROI for Town of Bristol

- Revenue to Town: \$13,590,500
- Return on Investment: 5.44x

This projection continues to demonstrate the long-term fiscal benefits to the Town of Bristol and a strong public-private investment opportunity.

TIF Revenue Projection Table

Year	Homes Completed	Total Homes Taxed	*Average Assessed Value at 4%	Total Assessed Value	Annual Tax Revenue	*Indiana Home Appreciation Rates			
						Time Period	Average Annual Appreciation	Total Appreciation	Source
1	22	22	\$300,000	\$6,600,000	\$132,000	5 Years (2019–2024)	~8.5%	~50%	Indiana Business Research Center
2	22	44	\$312,000	\$13,728,000	\$274,560				
3	22	66	\$324,480	\$21,415,680	\$428,314				
4	0	66	\$337,459	\$22,272,307	\$445,446				
5	0	66	\$350,958	\$23,163,199	\$463,264				
6	0	66	\$364,996	\$24,089,727	\$481,795	10 Years (2014–2024)	~6–7%	~90–100%	FRED
7	0	66	\$379,596	\$25,053,317	\$501,066				
8	0	66	\$394,780	\$26,055,449	\$521,109				
9	0	66	\$410,571	\$27,097,667	\$541,953	25 Years (1999–2024)	~4.5%	~200%	FRED
10	0	66	\$426,994	\$28,181,574	\$563,631				
11	0	66	\$444,073	\$29,308,837	\$586,177				
12	0	66	\$461,836	\$30,481,190	\$609,624				
13	0	66	\$480,310	\$31,700,438	\$634,009				
14	0	66	\$499,522	\$32,968,455	\$659,369				
15	0	66	\$519,503	\$34,287,194	\$685,744				
16	0	66	\$540,283	\$35,658,681	\$713,174				
17	0	66	\$561,894	\$37,085,029	\$741,701				
18	0	66	\$584,370	\$38,568,430	\$771,369				
19	0	66	\$607,745	\$40,111,167	\$802,223				
20	0	66	\$632,055	\$41,715,614	\$834,312				
21	0	66	\$657,337	\$43,384,238	\$867,685				
22	0	66	\$683,630	\$45,119,608	\$902,392				
23	0	66	\$710,976	\$46,924,392	\$938,488				
24	0	66	\$739,415	\$48,801,368	\$976,027				
25	0	66	\$768,991	\$50,753,422	\$1,015,068				

Town Investment Request

Requested Investment: \$2,500,000

Purpose: Fund critical infrastructure (roads, utilities, drainage)

Vehicle: TIF Bond and/or direct investment

Reporting & Accountability In Development Agreement To Include:

- Development milestones
- Performance benchmarks
- Reporting on progress and property values

With Support:

- Full project completion
- Estimated \$16M in tax revenue over 25 years
- Affordable housing, strengthens the local economy, aids in job creation, increases utility revenue, and brings additional students to Elkhart County schools

Without Support:

- Project becomes financially infeasible
- No tax revenue or community benefit

We truly believe that partnering on this project helps build a strong future for Bristol. It represents a high-return opportunity that delivers long-term value to the community and its taxpayers.